



CITY OF BAYTOWN

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 15, 2022

5:00 P.M.

COUNCIL CHAMBER, CITY HALL

2401 MARKET STREET, BAYTOWN, TEXAS 77520

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **MINUTES**
 - a. Consider approving the meeting minutes of the January 18, 2022, Planning and Zoning Commission regular meeting.
3. **ZONING**
 - a. Conduct the second public hearing concerning a request to amend the official zoning map to rezone an approximately two-acre parcel located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.
 - b. Consider a request to amend the official zoning map to rezone approximately two acres located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.
4. **DIRECTOR'S REPORT**
 - a. Receive a report regarding action taken by City Council on planning and zoning items.
5. **ADJOURN**

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

DOCUMENTS PRESENTED TO THE PLANNING AND ZONING COMMISSION SHALL BE SUBMITTED TO THE COMMISSION AND SHALL REMAIN AS A PART OF THE PUBLIC RECORD, THEREFORE PLEASE ENSURE THAT THE RECORDS BEING PRESENTED ARE NOT THE ONLY COPY AS THEY WILL NOT BE RETURNED TO THE PRESENTER.

THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE WHEEL CHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. REQUESTS MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETINGS, SERVICES OR PROGRAMS. TO MAKE A REQUEST, PLEASE CALL 281-420-6522, OR TO FAX 281-420-6518, OR CONTACT 281-420-6522 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

Approved for posting:



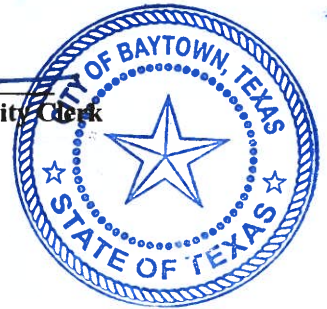
Martin Scribner, Director of Planning and Development Services

Posted this 11th day of FEBRUARY 2022, at 5:00 P.M.

Posted by:



Angela Jackson, Acting City Clerk
(SEAL)





PLANNING AND ZONING COMMISSION

2. a.

Meeting Date: 02/15/2022

Subject: Consider approving meeting minutes of the January 18, 2022, Regular Meeting

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider approving the meeting minutes of the January 18, 2022, Planning and Zoning Commission regular meeting.

PREFACE

The minutes of the January 18, 2022, Planning and Zoning Commission regular meeting are attached for your review.

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes



CITY OF BAYTOWN

PLANNING AND DEVELOPMENT SERVICES

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 18, 2022

The Planning and Zoning Commission met at 5:00 p.m. on Tuesday, January 18, 2022, in the Council Chamber located at 2401 Market Street, Baytown, Texas.

Members Present:	Tracey Wheeler	Chairman
	Donna Winfrey	Vice Chairman
	Jeffrey Walters	Commissioner
	Rick Harlow	Commissioner
	Agustin Loreda	Commissioner
	Stanley Ballou	Commissioner
	Helen Berrott-Tims	Commissioner
	Mitchell Pearce	Commissioner

Members not Present:	Spencer Carnes	Commissioner
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Staff Present:	Martin Scribner	Planning Director
	Christopher Chavis	Planning Assistant Director
	Franci Linder	Principal Planning Manager
	Trevor Fanning	Assistant City Attorney
	Trevor Harlow	Planner II
	Helen Landaverde	Planner II
	Nai Mongiello	Planning Specialist

CALL TO ORDER

Chairman Tracey Wheeler called the January 18, 2022, Planning and Zoning Commission meeting to order at 5:00 p.m.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Ms. Nai Mongiello called roll and a quorum was verified.

2. ELECTIONS

- a. Consider the election of a chairperson and a vice-chairperson of the Planning and Zoning Commission in accordance with Section 2-322 of the Code of Ordinances, Baytown, Texas.**

Vice Chairman Donna Winfrey nominated Chairman Tracey Wheeler for Chairman; motion passed unanimously.

Commissioner Helen Berrott-Tims nominated Commissioner Jeffrey Walters and Chairman Wheeler nominated Vice Chairman Winfrey; Vice Chairman Winfrey received the most votes (six).

3. MINUTES

- a. **Consider approving the regular meeting minutes of the November 16, 2021, Planning and Zoning Commission meeting.**

Commissioner Mitchell Pearce motioned to approve the minutes, seconded by Commissioner Stanley Ballou. Motion **PASSED** unanimously.

4. BUSINESS ITEMS

- a. **Consider stop control modifications at the intersection of Memorial Drive at Elmwood Drive.**
- b. **Consider stop control modifications at the intersection of Memorial Drive at Rosewood Drive.**

Mr. Matthew Johnson, City Traffic Engineer, summarized the items.

Vice Chairman Winfrey motioned to approve the stop control modifications, seconded by Commissioner Walters. Motion **PASSED** unanimously.

5. ZONING

- a. **Conduct the first public hearing concerning a request to amend the official zoning map to rezone an approximately two-acre parcel located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.**

Mr. Christopher Chavis summarized the item.

Mr. Altaf Momin, the owner, summarized the proposed project.

Ms. Tiffany Foster stated she was available to answer questions.

With no one else desiring to speak, Chairman Wheeler closed the public hearing.

- b. **Conduct the second public hearing concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Mr. Chavis summarized the item.

Ms. Katy Harris, with LJA Engineering, stated she was available to answer questions.

With no one else desiring to speak, Chairman Wheeler closed the public hearing.

- c. **Consider making a recommendation concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Commissioner Mitchell Pearce motioned to approve the rezoning, seconded by Commissioner Agustin Loredó. Motion **PASSED** unanimously.

- d. Conduct the second public hearing concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.**

Ms. Franci Linder summarized the item.

Ms. Kathryn Parker, with META, summarized the project. She added that the parking is based on the number of bedrooms in the development and is scattered throughout the development for convenient access; some units will have a private garage.

Commissioner Pearce was concerned that the amount of parking is inadequate and street parking will be utilized; this will make it difficult for emergency vehicles to gain access.

Vice Chairman asked if the materials for cladding have been determined; Ms. Parker stated that if there is siding, it will be cementitious.

Commissioner Walters was concerned about inadequate parking; Ms. Parker stated that the proposed development exceeds the requirements for multifamily in Baytown.

Mr. Daniel Blanco, representing the developer, stated that there will be aggressive management of the development, including parking.

- e. Consider making a recommendation concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.**

Commissioner Pearce motioned to approve the PUD, seconded by Commissioner Loredó.

Commissioners Walters and Pearce reiterated their concerns regarding parking; Vice Chairman Winfrey reiterated her concerns regarding siding. Commissioner Loredó does not feel that this is an appropriate development for this location. Commissioner Pearce stated that, on a positive note, a new teacher would be able to afford this type of housing; a choice that is currently not available in Baytown. Commissioner Walters asked if 16 parking spaces have been removed in this version of the site plan; Ms. Linder said yes.

Commissioners Ballou, Pearce, Berrott-Tims and Vice Chairman Winfrey voted to approve; Commissioners Walters, Loredó, Harlow and Chairman Wheeler voted in opposition.

With no majority, the Chairman called for another motion.

Commissioner Walters motioned to deny the PUD, seconded by Commissioner Loredó. Motion **PASSED** with Commissioner Ballou and Vice Chairman Winfrey in opposition of denial of the PUD.

6. PLATS

- a. Consider approving Sterling Point Section Three Final Plat, being approximately 17.76 acres located east of Garth Road and south of FM 1942 Road.**
- b. Consider approving Sterling Point Section One Final Plat, being approximately 53.45 acres located approx. 1300 feet south of the intersection of Garth Road and FM 1942 Road.**

- d. Consider approving Sterling Point Section Two Final Plat, being approximately 23.14 acres located east of Garth Road and south of FM 1942 Road.**

Commissioner Loredo motioned to approve the final plats, seconded by Commissioner Berrott-Tims. Motion **PASSED** unanimously.

- c. Consider approving Bay Creek Preliminary Plat, located at 8902 North Main Street.**

Ms. Helen Landaverde summarized the item.

Commissioner Loredo motioned to approve the preliminary plat, seconded by Commissioner Pearce. Motion **PASSED** unanimously.

- e. Consider approving Wallisville Center Preliminary Plat located at 5103 East Wallisville Road.**

Ms. Helen Landaverde summarized the item.

Commissioner Pearce motioned to approve the preliminary plat, seconded by Vice Chairman Winfrey. Motion **PASSED** unanimously.

6. DIRECTOR'S REPORT

- a. Present a report regarding action taken by City Council on planning and zoning items.**

Mr. Scribner discussed the following planning-related items:

- BOA – Variance for reduced frontage and lot size denied
- City Council – Reappointments
 - Helen Berrott-Tims
 - Agustin Loredo
 - Tracey Wheeler
 - Rick Harlow

5. ADJOURN

Chairman Wheeler adjourned the meeting at 6:00 p.m.



PLANNING AND ZONING COMMISSION

3. a.

Meeting Date: 02/15/2022

Subject: Public Hearing - Zoning Map Amendment from SF1 to GC

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Conduct the second public hearing concerning a request to amend the official zoning map to rezone an approximately two-acre parcel located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.

PREFACE

The subject area is at the corner where two arterial roads intersect. At this time, the applicant is uncertain of the exact commercial development type; however, the applicant submitted a conceptual site plan of the metes & bounds of the rezoning area depicting a convenience store and gas pumps. If the rezoning is successful, the subject area will be eligible for all of the permitted uses in GC.

RECOMMENDATION

This is a public hearing item.

Attachments

Application & Supporting Documents

Vicinity Map

Baytown Engage Comments

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 12/14/2021
Plan Number: ZP21120076

Description: Rezone from SF1 to GC

Parcel: 0410250060597

Applicant

Tiffany Foster
4730 Mohegan Court

Baytown, TX 77521

Owner

Altaf Momin
Home: (281) 840-8162

Mobile: (281) 840-8162

Pre-Application

Informal Meeting

Property

Legal Description
Acres

TR 12C Abst 69 C Smith
18.63

Zoning

Current Zoning:
Proposed Zoning:

Low density single-family residential dwellings (SF1)
Mixed residential at low to medium densities (SF2)

Use

Current Use Type
Specific Current Use
Proposed Use Type
Specific Proposed Use

Vacant

Commercial

Applicant Statement

Explain how the proposed change is consistent with guiding documents

The proposed development is for an approximately two acre commercial site at the southeast corner of Massey Tompkins and Crosby Cedar Bayou. This area will be carved out of a larger ~18 acre tract. All of the property is currently zoned as Low density single-family residential dwellings (SF1).

The Baytown 2025 Comprehensive Plan designates the subject property as a Low-Medium Density Residential area on the Future Land Use Plan (FLUP). This designation accommodates commercial uses but states that the commercial uses are to serve neighborhoods and compliment residential areas. The commercial uses should be within walking distance of residences and buffered when adjacent to a residential use. The rezoning of approximately two acres for small-scale



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

commercial would be appropriate to support the future development of the remaining 18 acres of SF1 zoned land.

Additionally, the FLUP designation allows medium density development along the perimeter of neighborhoods and generally along collector streets. The proposed rezoning would be in compliance as this is an intersection of two major arterials within Baytown. Massey Tompkins is a major east/west four lane boulevard spanning from N. Main to SH 146 and Crosby Cedar Bayou is a north/south corridor providing a meandering connection from Interstate 10 to SH 146. Both roads are designated as major arterials on the Major Thoroughfare Plan with average speeds of 40 mph.

Extending the existing commercial corridor, which is directly to the west on Massey Tompkins or creating a commercial node for the intersection should be considered. The requested General Commercial (GC) zoning would allow for a more intense commercial activity but the actual land mass would minimize such to a smaller, localized development. For example, a new convenience store, a coffee shop, cleaners, or small food establishment.

Explain how the proposed change is compatible with the surrounding area

The proposed rezoning of the subject property to GC would be compatible with the many surrounding properties along Massey Tompkins Road. The area directly to the west along Massey Tompkins is designated as a Commercial Corridor and the properties are zoned GC. Three corners of the intersection of Massey Tompkins and Crosby Cedar Bayou are vacant, two of which are zoned GC. The remaining corner is zoned for residential but has a somewhat outdated, non-conforming commercial use. This proposed change would allow a complimentary commercial use for the intersection and serve the remaining residential zoned property within the area.

Explain how the proposed request promotes health, safety, or general welfare

The proposed zoning change promotes orderly development as the subject tract is a prime location for general commercial development. A dedicated turn lane can be developed on Crosby Cedar Bayou to ensure safety for entering/exiting the commercial area. Other improvements to ensure safety can be employed based on a traffic impact statement for the intersection. All development will adhere to the City's development codes to ensure the health, safety, and general welfare for residents.

Explain how the proposed request will facilitate infrastructure (infrastructure includes the adequate provision of roadways, water, waste water, storm water and other public services)

The proposed development will utilize existing infrastructure to support the commercial use. There is an 8-inch PVC sanitary line on the north side of the property on Massey Tompkins and a lift station onsite. The property is served by



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

the East District wastewater treatment plant. A 12-inch PVC water line is on the north side of Massey Tompkins across the street from the development, however, there is also a 6-inch water line on Crosby Cedar Bayou along the west property line. At the time of development, the appropriate size and connection points for utilities will be evaluated and impact fees will be assessed. Detention will be provided onsite to serve the entire development. It is anticipated to dedicate land for future ROW widening on Crosby Cedar Bayou and Massey Tompkins.

Explain any changed conditions

The lack of zoning prior to 2013 and existing conditions along Massey Tompkins have created a mixed corridor over the years. It continues to be in transition and all new construction development has been commercial, including several single-family homes renovated for commercial purposes. With the economy flourishing in Baytown, there should be consideration to encourage more infill development within the city core. Massey Tompkins is a major arterial that can easily accommodate more commercial uses. Additionally, the proposed rezoning will provide a small commercial area to support a future housing development in the interior of Baytown.

Explain how the proposed request will affect the natural environment (will there be any adverse impacts on the natural environment, including water, air, noise, storm water management, wildlife, vegetation, and wetlands)

There will be no adverse impacts to the natural environment. The development will provide adequate pervious area and landscaping within and along the perimeter. There will also be adequate buffering and setbacks from the proposed future residential area. Storm water will be privately managed onsite in a dedicated pond approved by the City of Baytown.

Explain how the proposed request will meet community needs

The proposed development will meet the community needs by providing new infill development along a major east/west corridor. The currently vacant land is prime for commercial development at the intersection. There is an older multi-occupancy retail to the north, which was constructed in 1973. Although it's 3400 square feet, it is considered non-conforming and would be limited in major expansion and improvements. This proposal will provide a new small commercial option to serve the surrounding residential areas.



MASSEY TOMPKINS RD.
(80' R.O.W)

N 77°57'47" E 501.82'

COMMERCIAL
2 ACRES

PROP.
1-STORY
BUILDING

RESIDENTIAL
16.6364 ACRES
724,682 SQ. FT.

CROSBY CEDAR BAYOU RD.
(60' R.O.W)

N 14°09'50" W 330.17'

N 14°09'50" W 200.00'

120'

20'

20'

340'

82'

45'

212'

217'

45'

77'

S 75°50'10" W 314.08'

N 13°40'44" W 352.85'

S 77°29'10" W 905.03'

S 12°18'14" E 338.58'

N 77°41'50" E 516.30'

S 12°03'36" E 547.78'

To the City of Baytown,

November 11, 2021.

I, Efran Garcia, the owner of 2518 Massey Tompkins and 3610 Crosby Cedar Bayou, hereby allows those listed below to submit and handle all items in connection with development application(s) for this property. This includes, but not limited to, pre-development application, zoning amendment application, and required engineering plans. Those listed are also authorized to present information and respond to any questions as may arise with the development application process.

Tiffany Foster, Consultant

tpfoster19@gmail.com

832 651 3502

Altaf Momin

altafamin@yahoo.ca

281 840 8162

Abu Momin

mominabu@yahoo.com

281 536 7803

Rana Mahmood, Heights Engineering

Rana@heightsengineering.com

Office: 832 999 4764

Cell: 281 685 1484

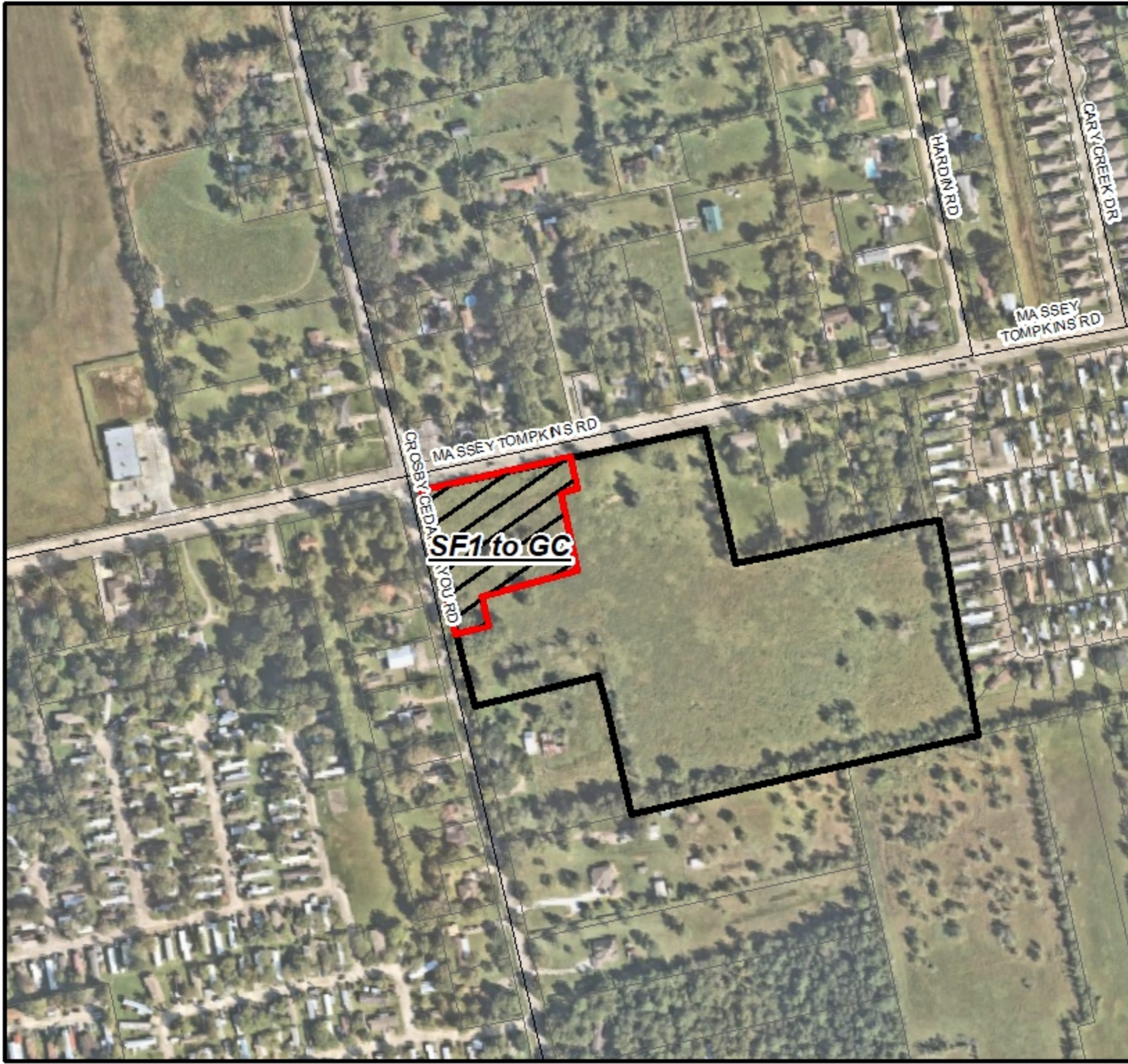
Regards,

 11-10-21

Efran Garcia

281 799 8894

tizapab@live.com



Zoning Map Amendment

2518
Massey Tompkins

Vicinity Map

From SF1 to GC
Approx. ~2 acres

-  Zoning Area
-  Full Property



The City of Baytown, Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 333 feet 12 Date: 01/06/2022

Comment Form - 2518 Massey Tompkins

SURVEY RESPONSE REPORT

27 August 2020 - 10 February 2022

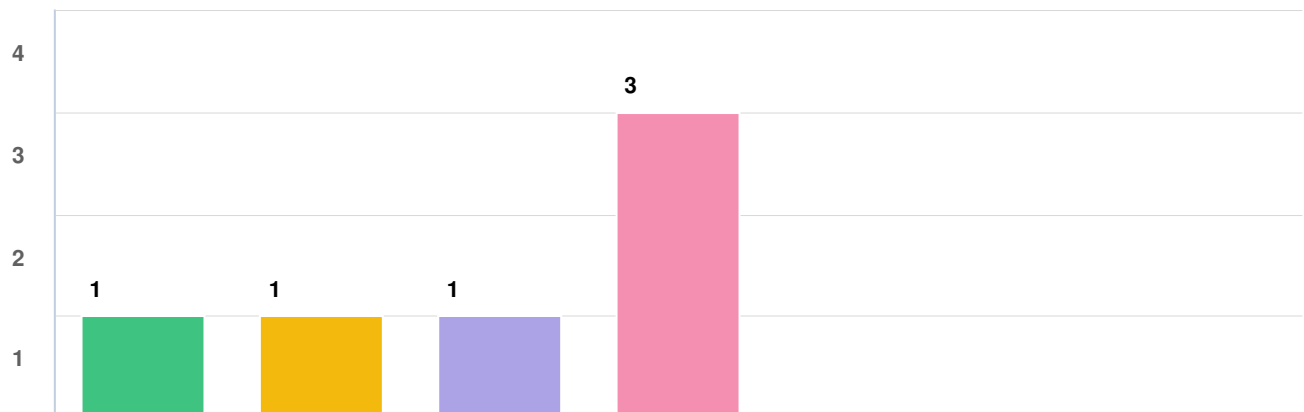
PROJECT NAME:

2518 Massey Tompkins Road - Zoning Map Amendment



SURVEY QUESTIONS

Q1 How did you hear about this development application?



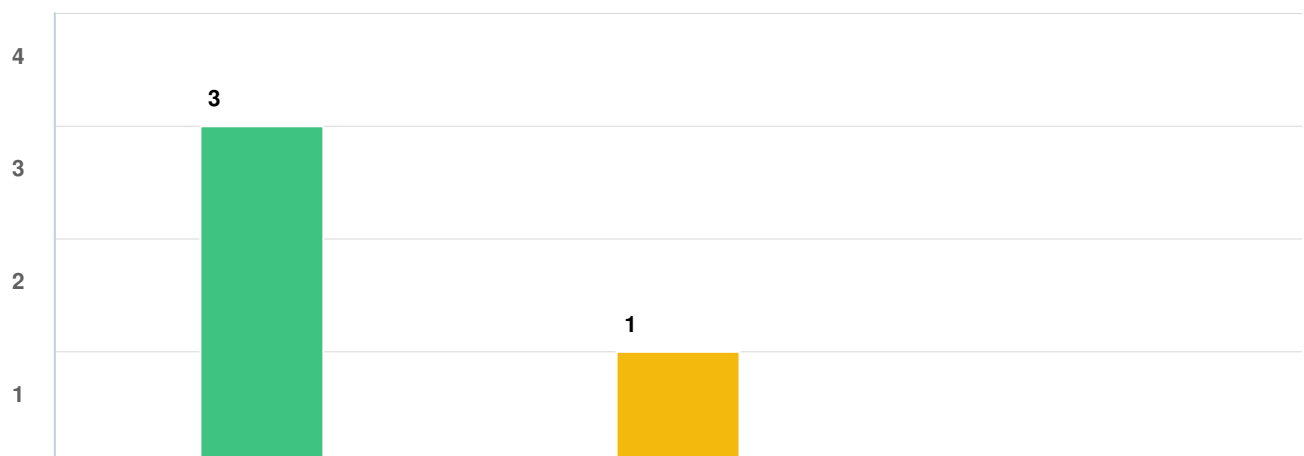
Question options

- Sign on-site
- Social media
- Word of mouth
- BaytownEngage.com
- Letter from the City of Baytown
- Public Notice in the Baytown Sun
- Other (please specify)

Optional question (4 response(s), 0 skipped)

Question type: Checkbox Question

Q2 After considering the likely impact this proposal has on your property, do you:



Question options

- Support the proposal
- Object to the proposal
- Neither support or object

Optional question (4 response(s), 0 skipped)

Question type: Checkbox Question

Q3 Please explain your answer to Question 5 and include how you will be impacted by the proposal.

Screen Name Redacted

2/08/2022 08:29 AM

It is not necessary. Why would Baytown build more housing when their roads aren't sustainable for the amount of people we have living here now. "We have upcoming projects", for the roads. Fix the roads first then see if Baytown can actually withstand more people.

Screen Name Redacted

2/08/2022 08:51 AM

Looks like normal development.

Screen Name Redacted

2/08/2022 08:54 AM

There is older existing commercial properties in the area. Some look quite run down. New updated businesses can only make the area more appealing.

Screen Name Redacted

2/08/2022 09:35 AM

Baytown needs to utilize property away from Garth Rd like this one for commercial use. There's more to Baytown than just Garth Rd.

Optional question (4 response(s), 0 skipped)

Question type: Essay Question



**City of Baytown
Zoning Map Amendment
Staff Report
January 18, 2022**

Plan Number: ZP2110076

Address: 2518 Massey Tompkins Road
Baytown, TX 77521

Requested Action: Amendment to the official zoning map to rezone approximately 2 acres from Low density single-family residential dwellings (SF1) to General commercial (GC) zoning district.

Applicant: Tiffany Foster

Subject Property: Approximately 2 acres of an 18.63 acres tract, generally located south of Massey Tompkins Drive and east Crosby Cedar Bayou Road, Baytown, Harris County, Texas.

Parcel Information:

Current Use: Vacant

Proposed Use: Commercial

Future Land Use Plan: Low-Medium Density Residential

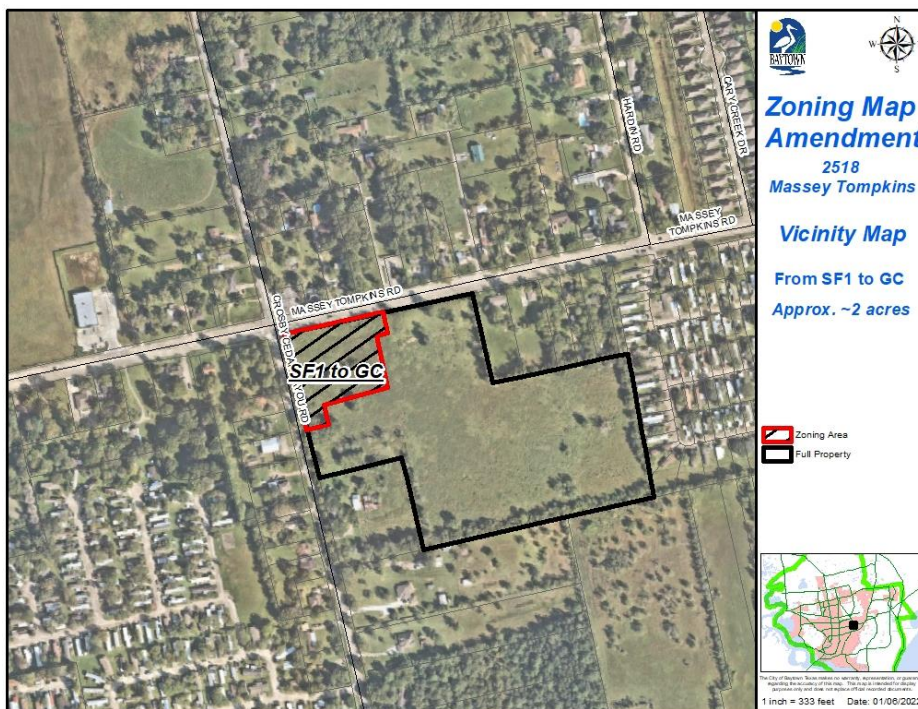
Adjacent Parcel Information:

North: Massey Tompkins Road, and Mixed residential at low to medium densities (SF2)

South: Low density single-family residential dwellings (SF1)

East: Low density single-family residential dwellings (SF1)

West: Crosby Cedar Bayou Road, and General commercial (GC)



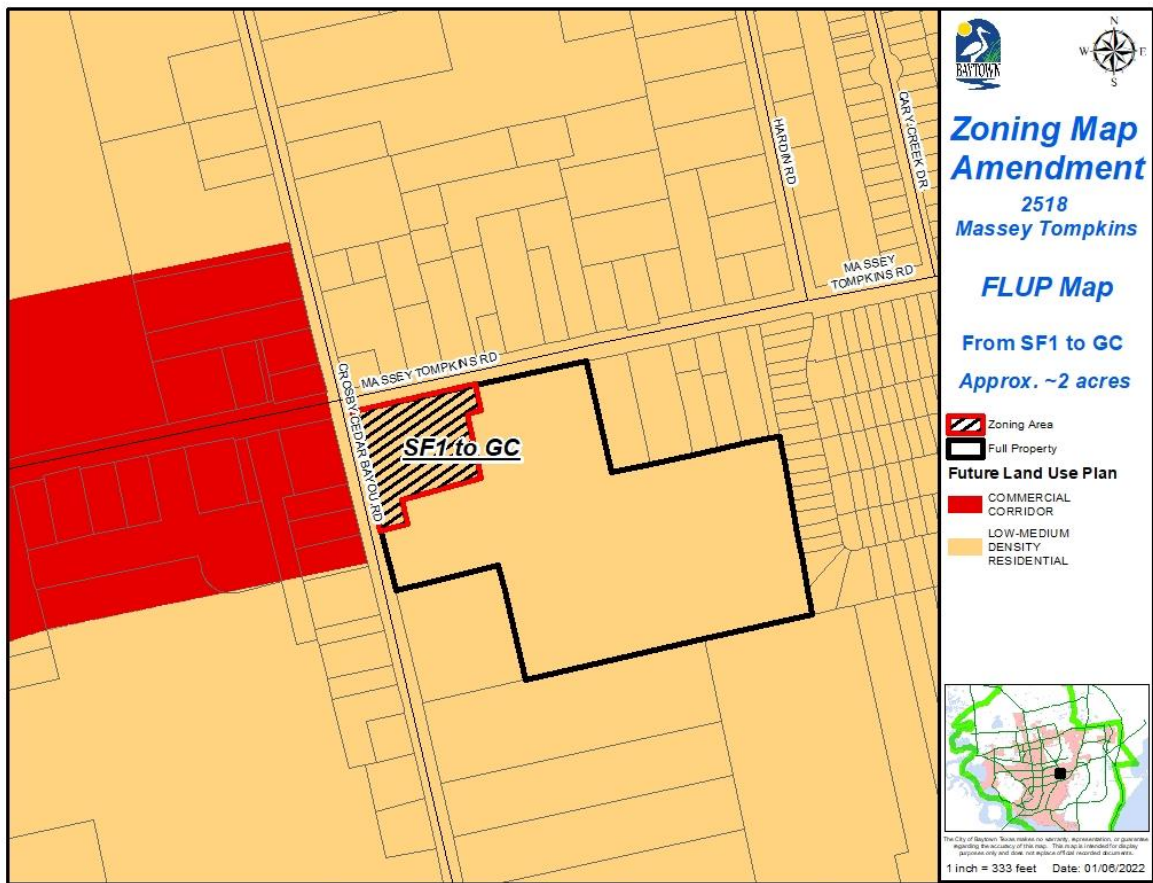
Staff Analysis (Background):

The applicant is requesting to rezone approximately 2 acres of the 18+ acre parcel to a General Commercial zoning district to allow for new commercial development on a vacant tract. The subject area is at the corner where two arterial roads intersect. The GC zoning district governs the northwest and southwest quadrants at the Massey Tompkins Road and Crosby Cedar Bayou Road intersection. The northeast quadrant is zoned SF2, however, it is occupied with a convenience store. The proposed development for this rezoning is a gas station with a convenience store. The Future Land Use Plan (FLUP) designates the subject area for low-medium density residential.

In order to recommend approval of an application for a zoning amendment, the Planning and Zoning Commission shall consider the following factors:

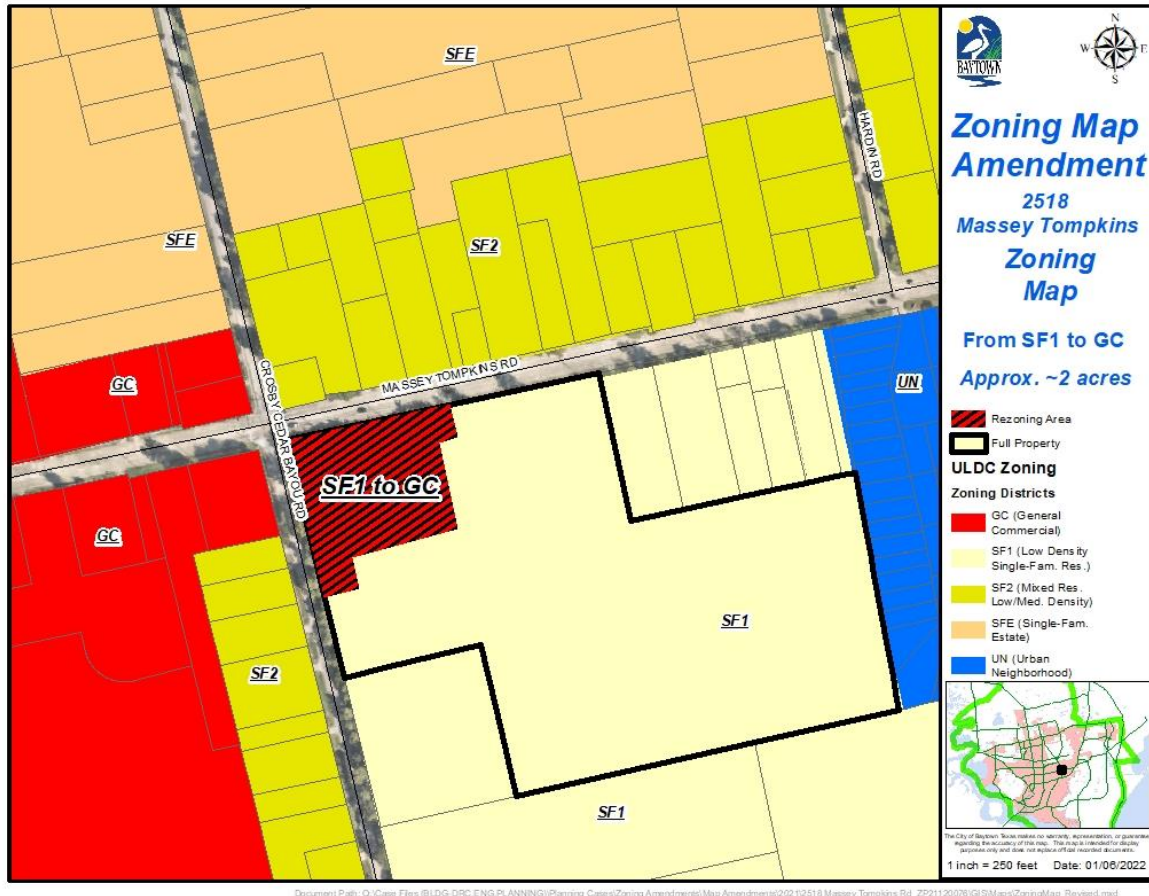
1. Consistency with guiding documents.

The subject property's FLUP designations is Low-medium density residential, which would more directly support a Neighborhood Serving Commercial (NSC) zoning district. However, a Commercial Corridor FLUP designation is located on a parcel to the west of the subject area. Because the FLUP designations are general guides, and this subject area is at an intersection of two arterial roadways, and the proposed rezoning is for two acres, which physically restricts the commercial development size and the negative impacts on adjacent zoning areas; it is reasonable to assert that the zoning proposal meets the intent of the guiding documents.



2. **Compatible with the Surrounding Area.**

The proposed zoning is compatible with the surrounding area in various ways: (1) Two of the four corner-lots that share this intersection are currently zoned for General Commercial uses, but are not commercially developed; and (2) The parcel directly to the north of the proposed rezoning is occupied by a commercial use. The proposed rezoning is for two acres, which maintains a small commercial area - similarly to other commercial developments along Massey Tompkins Road.



3. **Promotion of health, safety, or general welfare.**

The proposed rezoning will not be detrimental to the health, safety, or general welfare. Any proposed development will be required to meet all current adopted codes and ordinances of the City of Baytown; all of which promote the health, safety and welfare of the community.

4. **Facilitation of infrastructure.**

A 12 inch public water line is located on the north side of Massey Tompkins Road and a 6 inch line is on the east side of Crosby Cedar Bayou Road. Sewer lines are located on the south side of Massey Tompkins Road (8 inch pipe) and along the west side of Crosby Cedar Bayou Road (10 inch pipe).

Massey Tompkins Road and Crosby Cedar Bayou Road are designated as major arterials on the Major Thoroughfare Plan. The Crosby Cedar Bayou Road right-of-way is approximately 60 feet wide, but the right-of-way width for a major arterial could command more than a 120 feet in width. Road improvements and right-of-way dedication will follow city standards at the time of platting and construction.

5. **There are changed conditions.**

Residential development and growth in Baytown and near Massey Tompkins Road have produced more residents and a higher demand for services. These factors occasionally warrant a zoning proposal like this.

6. **Effect on natural environment.**

There is no effect on natural/environmental conditions. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts. The subject area currently has very few trees, thus removal of current vegetation will be minimal.

7. **Community need.**

As stated above, residential development and growth along and near Massey Tompkins Road has produced more residents and a higher demand for services. Additional commercial activities along the Massey Tompkins Road corridor could support existing nearby residential and commercial uses.

Staff Recommendation:

Staff recommends approval.



PLANNING AND ZONING COMMISSION

3. b.

Meeting Date: 02/15/2022

Subject: Consider - Zoning Map Amendment from SF1 to GC

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider a request to amend the official zoning map to rezone approximately two acres located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.

PREFACE

The subject area is at the corner where two arterial roads intersect. At this time, the applicant is uncertain of the exact commercial development type; however, the applicant submitted a conceptual site plan of the metes & bounds of the rezoning area depicting a convenience store and gas pumps. If the rezoning is successful, the subject area will be eligible for all of the permitted uses in GC.

RECOMMENDATION

Staff recommends approval.



PLANNING AND ZONING COMMISSION

4. a.

Meeting Date: 02/15/2022

Subject: Director's Report

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Receive a report regarding action taken by City Council on planning and zoning items.

PREFACE

This will be a recurring item to provide a report to the Planning and Zoning Commission on action taken by City Council regarding planning and zoning cases previously considered by the Commission.

RECOMMENDATION
